

MINUTES OF THE PLANNING COMMISSION MEETING OF OCTOBER 18, 2006, AT 6:00 P.M. HELD IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBER.

MEMBERS PRESENT: Tom Bowen, Sue Ryser, Amy Rosevear, Doug Haymore, Jerri Harwell, Geoff Armstrong,

EXCUSED: Gordon Nicholl, Jim Keane, JoAnn Frost

STAFF PRESENT: Planning Director Michael Black, Associate Planner Glenn Symes, Planning Intern Bill Cobabe, City Attorney Shane Topham, Planning Coordinator Sherry McConkey

OTHERS PRESENT: Keith Nielson, Barney Carlson, Brent Robinson, Lance Rawl, Brian Smith, Dade Rose, Richard Cook, Scott Clark, Frank Linthorst, Ryan Wells, Wesley Turner

Chair Bowen called the meeting to order.

1.0 **PUBLIC COMMENT**

1.1 No public comment was given.

2.0 **PUBLIC HEARING – CONDITIONAL USE – SPRINT COMMUNICATIONS**

2.1 Chair Bowen explained this item had been remanded back to the Architecture Review Committee for additional review and would not be heard at this time.

3.0 **PUBLIC HEARING – ZONE CHANGE – ROD FOLKERSON**

3.1 Mr. Symes explained that staff had received a zone change application from Rod Folkerson to rezone the property located at 2725 E. Creek Road from RR-1-21 to R-1-10. Mr. Symes stated the zone change request is consistent with the General Plan and approval was recommended.

3.2 Chair Bowen opened the public hearing.

3.3 Dade Rose explained that the zone change is consistent with the surrounding properties and made himself available for questions.

3.4 Keith Nielson explained he would like to see what the developer is intending to build.

3.5 Chair Bowen closed the public hearing.

3.6 **MOTION:** Ms. Rosevear moved to approve the zone change at 2725 E. Creek Road from RR-1-21 to R-1-10 as listed in the staff report dated October 18, 2006. Mr. Armstrong seconded the motion passed unanimously on voice vote.

**4.0 PUBLIC HEARING – AMENDMENT TO TITLE 19; SECTION 19.78 P.U.D.**

4.1 Chair Bowen opened the public hearing.

4.2 No public comment was given.

4.3 Chair Bowen closed the public hearing.

**5.0 PUBLIC HEARING – AMENDMENT TO TITLE 19; SECTION 19.31, R-2-8 ZONE**

5.1 Chair Bowen opened the public hearing.

5.2 No public comment was given.

5.3 Chair Bowen closed the public hearing.

**6.0 REVIEW ITEM – AMENDMENTS TO TITLE 19; SECTION 19.76, FENCES**

6.1 Mr. Symes gave an overview of proposed changes to Title 19; section 19.76, Fences and asked members to send recommendations to him.

**7.0 REVIEW ITEM – AMENDMENTS TO TITLE 19; SECTION 19.83, WIRELESS TELECOMMUNICATION FACILITY**

7.1 Mr. Black explained that the City and surrounding areas have received an overwhelming amount of interest in applying for a stealth tower. It has been determined that this portion of the code needs to be revised. Mr. Black asked members to give him suggestions on proposed changes.

7.2 Mr. Haymore explained his experience on this issue and gave some recommendations on how to improve the ordinance.

**7.5 ACTION ITEM – AMENDMENT TO ROYAL OAKS ESTATES P.U.D.**

7.6 Mr. Black explained that this item will need to be continued for two weeks to allow the interested parties to conclude discussions and possibly settle.

7.7 Mr. Haymore moved to continue this item for two weeks, at which time they will proceed with the remand items from the Board of Adjustment. The motion was seconded by Ms. Rosevear and passed unanimously on voice vote.

**8.0 MINUTES APPROVAL**

8.1 Ms. Rosevear moved to approve the minutes from September 06, 2006. The motion was seconded by Mr. Armstrong and passed unanimously on voice vote.

9.0 **PLANNING DIRECTOR'S REPORT**

9.1 Mr. Black gave an overview of current planning projects.

10.0 **ADJOURNMENT**

10.1 Ms. Ryser moved to adjourn the meeting. Ms. Harwell seconded the motion and passed unanimously on voice vote.

Meeting adjourned at 7:24 pm

Approved: 12-06-2006 sm